

094.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

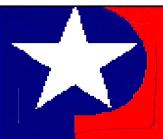
738,800 / 738,800

USE VALUE:

738,800 / 738,800

ASSESSED:

738,800 / 738,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23		EDMUND RD, ARLINGTON

**OWNERSHIP**

Owner 1:	MCKISSICK GARY J/ETAL	Unit #:	
Owner 2:	PETRELLA MARGARET		
Owner 3:			

Street 1: 23 EDMUND RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	SMITH GARY/TRUSTEE -
Owner 2:	REVOCABLE TRUST -

Street 1: 23 EDMUND RD

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

**NARRATIVE DESCRIPTION**

This parcel contains 8,700 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1579 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8700		Sq. Ft.	Site		0	70.	0.78	5									476,701						476,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8700.000	257,100	5,000	476,700	738,800		61934
							GIS Ref
							GIS Ref
							Insp Date
							03/20/09

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID			PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	101	FV	257,100	5000	8,700.	476,700	738,800	738,800	Year End Roll	12/18/2019						
2019	101	FV	233,900	5000	8,700.	483,500	722,400	722,400	Year End Roll	1/3/2019						
2018	101	FV	233,900	5000	8,700.	360,900	599,800	599,800	Year End Roll	12/20/2017						
2017	101	FV	233,900	5000	8,700.	326,900	565,800	565,800	Year End Roll	1/3/2017						
2016	101	FV	233,900	5000	8,700.	313,300	552,200	552,200	Year End	1/4/2016						
2015	101	FV	221,400	5000	8,700.	265,600	492,000	492,000	Year End Roll	12/11/2014						
2014	101	FV	221,400	5000	8,700.	252,000	478,400	478,400	Year End Roll	12/16/2013						
2013	101	FV	221,400	5000	8,700.	239,700	466,100	466,100		12/13/2012						

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/3/2015	1275	Solar Pa	9,000	9/3/2015				Install 13 solar p	11/4/2015	Permit Insp	PC	PHIL C
1/23/2008	83	Re-Roof	5,000			G9	GR FY09		3/20/2009	Meas/Inspect	372	PATRIOT
10/23/2006	913	Redo Bas	8,000			G8	GR FY08	NEW 3/4 BTH	1/16/2007	Permit Visit	BR	B Rossignol
									3/7/2000	Inspected	276	PATRIOT
									2/2/2000	Measured	197	PATRIOT
									12/1/1981		KM	

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 15 - Old Style				Full Bath: 1	Rating: Average			A Bath:	Rating:										
Sty Ht: 2 - 2 Story				3/4 Bath: 1	Rating: Average			A 3QBth:	Rating:										
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:			A HBth:	Rating:										
Foundation: 1 - Concrete				A OthrFix:	Rating:														
Frame: 1 - Wood																			
Prime Wall: 3 - Aluminum																			
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: BEIGE																			
View / Desir:																			
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units:									
Year Blt: 1924	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other											
Jurisdct:		Fact:	.	WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>															
Avg Ht/FL: STD				Location:				Total Units:											
Prim Int Wall: 2 - Plaster				Floor:															
Sec Int Wall:		%		% Own:															
Partition: T - Typical				Name:															
Prim Floors: 3 - Hardwood																			
Sec Floors:		%																	
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac:	NO																
% Com Wall		% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 094-0-0007-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	119X26	A	FR	1930		20.06	T	50	101			5,000		5,000		
More: N	Total Yard Items:	5,000	Total Special Features:		Total:	5,000													
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																			